

Chapter: LCZ – Local Centre Zone

Feed-back No.	Section	Sub-section	Plan Provision	Feedback
30.1	LCZ – Local centre zone	General		<p>We refer to the attached PDF, which sets out the same feedback as copied below, but in a standard submission document form. The attached PDF also contains Appendix 1 with the various maps referred to in this feedback.</p> <p><i>Submitter</i></p> <p>The submitter is [REDACTED] (the submitter or [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED] [REDACTED] [REDACTED] [REDACTED]</p> <p>[REDACTED] [REDACTED]</p> <p>[REDACTED]</p> <p><i>Background and context</i></p> <p>[REDACTED] [REDACTED]</p> <p>[REDACTED] [REDACTED] [REDACTED] [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED] [REDACTED] [REDACTED]</p> <p>[REDACTED]</p>

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

Timaru District 2045 Growth Management Strategy

In 2017, [REDACTED] was involved as a submitter on the draft Timaru District 2045 Growth Management Strategy (GMS). The GMS is a document used by the Timaru District Council set out a 30 year strategy to manage land use growth. The GMS is intended to inform the supply of zoned land provided through the District Plan Review and also how the new District Plan manages growth in existing zoned areas.

A key direction in the GMS[2], is to reinforce and consolidate commercial activity in the existing Timaru town centre. A second key direction is to reinforce and consolidate commercial activity in Timaru's other key activity centres (such as [REDACTED] where this did not detract from the Timaru town centre. In the draft GMS as notified, in order to achieve the GMS's key directions, no additional commercial land was recommended for Timaru.

In summary, [REDACTED] submission on the draft GMS was:

- In support of the reinforcement and consolidation of existing commercial centres in the Timaru District and the selection of [REDACTED] as a priority intensification area;*
- In opposition to the restriction on additional commercial land within the Timaru District; and*
- In particular opposition to the restriction on moderate and appropriate extension of existing commercial centres such as the [REDACTED]*

Following a hearing, the appointed Panel made its decision on the GMS, and the Timaru District Council adopted that decision and a final revised version of the GMS on 22 May 2018.

The Panel's decision (later reflected in the adopted version of the GMS) was to accept [REDACTED] request to allow for modest growth of the [REDACTED] (emphasis added):[3]

While it is acknowledged that the consolidation approach is appropriate, it is considered that the GMS should differentiate between the town centre (where no additional commercial land is required) and suburban centres like

where some additional growth in commercial land will be required to encourage reinvestment and support proposed intensification of the surrounding residential neighbourhood. **Accordingly, amendment to the GMS is proposed to recognise these differences and provide for modest growth of which will complement rather than compete with commercial activity in the CBD.**

Accordingly, the final version of the GMS included the following as part of an Overview and Explanation:[\[4\]](#)

Modest growth of which provides for the needs of the surrounding intensifying residential community and remains compatible with commercial activity in the Timaru CBD is anticipated.

Draft Timaru District Plan

In the recently-released Draft Timaru District Plan, the is rezoned from Commercial 2 to Local Centre[\[5\]](#), with the residential properties to the north of the rezoned from Residential 1 to Medium Density Residential zone[\[6\]](#).

Contrary to submission on the draft GMS, and the statements (quoted above) made in the final version of the GMS, the Draft Timaru District Plan does not rezone any land adjacent to the from residential to commercial.

Submission

The particular parts of the Draft Timaru District Plan the submitter **supports** relate to the reinforcement and consolidation of existing commercial centres in the Timaru District and the selection of as a priority intensification area.

The particular parts of the Draft Timaru District Plan the submitter **opposes** relate to the restriction on additional commercial land adjacent to the

As per the Relief sought below, the submitter seeks that be zoned for commercial use, to enable modest expansion of the

Reasons for submission

Modest expansion of the will not detract from the Timaru town centre

				<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>Further, the amount of land (totalling 0.1 ha) that the submitter seeks to be rezoned is almost trivial in the context of the bulk of the commercial land in Timaru township, and will therefore amount to an insignificant extension of the total commercial land available outside of the town centre.</p> <p>Therefore a modest expansion of the [REDACTED] will not affect the revitalisation or vibrancy of the town centre.</p> <p>The subject land is no longer available for residential purposes</p> <p>As noted above, [REDACTED] has secured a resource consent from the Timaru District Council to develop [REDACTED] [REDACTED] for additional [REDACTED]. Therefore, the property is not available to be used for residential purposes, and it is not necessary to preserve the underlying residential zoning in the next generation of the Timaru District Plan.</p> <p>The consent enables [REDACTED] to carry out a limited extension of the [REDACTED]</p> <p>Rezoning [REDACTED] [REDACTED] would respond to the changed use of this land and enables future reinvestment in the [REDACTED] without the need for additional consents triggered by residential zone requirements.</p> <p>Modest expansion of the [REDACTED] encourages reinvestment and revitalisation</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>However, any redevelopment of [REDACTED] would be difficult if the area was constrained to that currently zoned for commercial use.</p> <p>Modest expansion of the [REDACTED] residential intensification in the area</p>
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The Draft Timaru District Plan seeks to achieve further intensification of the residential area around [REDACTED] by rezoning the area to Medium Density Residential (see **Figure 3** of Appendix 1). The submitter considers that the modest extension of [REDACTED] will support this goal for reasons discussed below.

Firstly, the proposed rezoning of [REDACTED] will support further investment in [REDACTED] which will in turn make the surrounding residential area a more attractive place to live. Therefore, further intensification in this area will be encouraged by extension of [REDACTED] supporting the Draft District Plan objective.

Secondly, because the increase in residential density will cause an increase in population, there will be an increase of patrons using existing commercial services. Provision of additional commercial land within the existing [REDACTED] is therefore necessary to cater for expansion and provide for new commercial space to respond to local residential intensification.

Modest expansion of [REDACTED] is consistent with the GMS

We acknowledge that the GMS notes that no additional commercial capacity is required within Timaru [\[8\]](#), and this is reflected in the lack of additional commercially-zoned land in the Draft Timaru District Plan.

However, the GMS (as detailed above) also explicitly provides for modest growth of [REDACTED] on the basis of the arguments presented in [REDACTED] submission on the draft GMS.

The submitter considers that the question, of whether to allow for modest expansion of [REDACTED] has already been resolved through the GMS process and that modest expansion should therefore be provided for in the new Timaru District Plan.

In addition, we have also discussed above several reasons why modest expansion of [REDACTED] is both appropriate and necessary in the district planning context.

Relief sought

Rezoning of [REDACTED] from Medium Density Residential to Local Centre, to mirror the zoning given to the existing [REDACTED]

Any other further, additional, or consequential amendments necessary to give effect to the intent of this submission.

Thank you for the opportunity to submit on the Draft Timaru District Plan.

				<p>[1] Land Use Consent No. 102.2020.72.1</p> <p>[2] See Strategic Directions 1 and 6 in the GMS.</p> <p>[3] See Panel Decision on GMS, dated 10 April 2018, at page 35.</p> <p>[4] See GMS at page 53.</p> <p>[5] Which is not a change to the zoning level, but is simply to align the zone name with those required by the National Planning Standards.</p> <p>[6] Which is both a change to the zoning level, and to align the zone name with those required by the National Planning Standards.</p> <p>[7] Land Use Consent No. 102.2020.72.1</p> <p>[8] GMS at page 75.</p>	
96.57	LCZ – Local centre zone	Policies	LCZ-P5 Other activities Only allow for oth	<p>Support in part</p> <p>■■■■ supports the policy allowing other activities to establish within the local center zone, provided they are of a scale and nature that would not undermine the values of the zone. ■■■■ are concerned however that without emergency service facilities being explicitly stated, these may be deemed inconsistent with the purpose of this zone. Proposed changes reflect the requirement for fire stations to be located where there is a functional or operational need.</p> <p>Amend as follows:</p> <p>Only allow for other activities to establish within the Local centre zone where they are:</p> <ol style="list-style-type: none"> 1. consistent with the purpose, character and qualities of the Local centre zone; and 	

				<p>2. of a scale and nature that would not undermine the purpose, function and amenity values of the City centre zone and;</p> <p>where there is a functional or operational need for an emergency services facility to be located within the zone.</p>
96.58	LCZ – Local centre zone	Rules	LCZ-R5 Any activity not otherwise listed in LCZ	<p><i>Oppose</i></p> <p>██████ is concerned that this rule does not reflect the policy P5, in enabling emergency services to locate within these areas.</p> <p>As such, it is requested that emergency service facilities are provided for as restricted discretionary activities, limiting the matters of discretion to the relevant standards of the zone.</p> <p><i>Insert new provision as follows:</i></p> <p><i>LCZ-RXX – Emergency Services Facilities</i></p> <p><i>Local Centre Zone – Activity Status: Restricted Discretionary</i></p> <p><i>Matters of Discretion are restricted to:</i></p> <p><i>The relevant matters of discretion of any infringed standard.</i></p>